

Section A-A

Scale 1:100

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Interior 100mm Concrete block

Dwelling: H4

main dress bedroom 3 cavered terrace family NAT GROUND LINE garage 1 & 2 billiard cinema 64 Sub - surface drainage by specialist, all to engineer's specification. Pipe to daylight at natural ground level. Vertical tanking and Sub soil drainage by specialist all to engineer's detail Section B-B

DWELLING LIGHTING AND POWER Allowed: 5W/sqm $5W/\text{sqm} \times 243.00\text{m}^2 = 1215.00\text{W}$ $7 \times 11W = 77W$ $2 \times 28W = 56W$

Total = 133W (<1215.00W) Assume lights are on from 17:00 - 22:00 each day/year, 5 hours/day 52(weeks) x 7(days) x 5(hours) = 1820 hours The total lighting is 133W

0.133kW x 1820hrs = 242,06kWh (<591.15W) therefore it complies.

No. of persons : 6 per day Daily hot water consumption: 600L Annual hot water consumption: 218.4kL. 50% of Annual hot water consumption: 109.2kL Minimum volume of hot water to be heated by means other than electrical resistance heating "50% is solar heated water 50% is electrical heating" Hot water pipe (<80) to be clad with insulation of minimum R-value of: 1.00

DWELLING WATER SERVICES Hot water consumption : 100L

Water vessels minimum R-value of: 2.00

All dimensions & levels to be checked on site prior to commencement any work Any discrepencies to be reported to Architect prior to manufacture or commencement . This drawing to be read in conjuction with all relevant Architectural information

being taken on site.

nufacturer's specification

. The Architect will not be responsible for work manufactured without measurements

. Windows + Doors to be manufactured and installed in strict accordance to

Architects & Interior Designers - COPYRIGHT RESERVED All work to comply with National Building Regulations & Building standards SABS 0400 1990.Local council requirements & all relevant specifications & codes.

The design on this drawing remains the property of Gandin

 Figured dimensions to be taken in preference to scaling. Overall dimensions (external) to take precedence. All dimensions, levels and heights to be checked on site, and any discrepancies to be reported to the architects before any work is

Finished floor levels to be a minimum of 170mm above natural ground level unless otherwise shown. Firewalls to underside of roof covering. Firedoor to garage where interleading with house. NO timber to penetrate.

 All doors to the exterior that open outwards are to have a 10mm step up along the longitudinal centre line of the door leaf. A brass or aluminium strip is to be instated to the threshold.

All garden, boundary and retaining walls to be in strict accordance with structural

Vertical tanking to all changes in floor levels to be in strict accordance with

Final ground and floor levels to be discussed with architect prior to any excavation on site.

A: Floors
at min 120mm power floated concrete surface bed on green polythane vapour membrane on 150mm hardcore on consolidated fill treated with ant poison, or reinforced concrete slab to engineers specification

a3. Ceramic tiles/Natural Stone tiles on approved tile adhesive by specialist a4. Ceramic tiles/Natural Stone tiles on approved tile adhesive. All on

a5. Bullnosed concrete step tiles to detail p.c allowed a6. Timber Deck by specialist on waterproofed sub base to architects approval

a7. Brick paving by specialist.

a2. Structural concrete slabs to engineers detail

a8. Selected Carpet (pc allowed) B: Walls

b1. One coat smooth cement plaster to receive paint. b2. One coat smooth cement with fine Tyrolene spray to architects approval b3. One coat smooth cement plaster with ruler joints to later detail to architects

b4. One coat smooth cement plaster with rhinolite finish and galvanised corner strip by gypsum industries O.E.A.A. b5. Plaster/or precast concrete coping by specialist to later detail.

b6 Ceramic tiles by specialist on approved tile adhesive b7. Natural stone cladding by specialst on waterproofed wall by specialist with shadow line detail b8. Facebrick to architects spec. and approval

C: Ceilings

VENTILATION NOTES

BALUSTRADE NOTES:

All balustrades to be min 1.050mm high

Total area of windows per room to be not less

Total area of ventilation openings per room to

be not less than 5% of total floor area of said

All balustrades to be max 100mm centre to cen

than 10% of the total floor area of said room.

Light requirement:

STAIR NOTES:

All risers to be max 170mm

All treads to be min 300mm

Entire stair to engineers detail

Ventilation:

c1: One coat rhinolite finish to min.9mm rhino board. Insulation over to spec. with shadow line detail elsewhere.

c2. One coat smooth cement plaster to receive paint. c3. One coat smooth cement plaster with sharp v-joint between ceiling and wall, with rhinolite finish, all to architects approval. D: Roof

d1. Plastered coping to later detail to all parapet walls, waterproofed by specialist to architects approval.

d2. Derbigum' or equal approved waterproofing by specialist on foam cement by specialist to fall to fullbore outlets (1000 galvenised downpipes to spec.) on reinforced concrete slab to eng's detail

d3. Colomet roof by specialist @ 40 degrees with insulation as per specification elsewhere on SA pine trusses and brandering. All to engineers specification Eaves max 600 overhang to be closed with meranti slates as per detail with brown build gutters and downpipes by specialist and fascias by brown built O.E.A.A

E: Window Cills

e1. Ceramic tiles with approved waterproofing to detail elsewhere F: Foundations

f1. 330mm foundation walls - min 740 x 330mm f2. 220mm foundation walls - min 650 x 330mm

All to structural engineers details

G: Windows g1. All Alum, windows with thermal break frame all to SANS 10400XA and SANS

J: Chimney

all parapets.

j1. Stainless steel pipes in concrete base to later detail

WATERPROOFING AND DAMP PROOFING:

375 micron brickgrippolythene D.P.C(O.E.A.A) D.P.C 's under all cills, behind weather boards and under ridge tiles. Vertical
D.P.C's to all changes in floor level. Surface beds to be on approved waterproofing forming a continuous sealed membrane with the D.P.C's under walls. Flashings to all changes of roof levels and to chineys. Impervious copings to

Contractor to ensure adequate stormwater drainage from buildings and site.ALL to

ROOF SLABS: WATERPROOFING TO ROOF SLABS: All waterproofing to roof slabs to be 'derbigum SP4'sheeting.all to be laid(including flashing and counter-flashing) to all exposed surfaces and guaranteed unconditionally for 10 years, O.E.A.A

Stairs treads to be 285mm minimum, stair risers to be 170mm maximum.
 Balustrade heights to be 1000mm minimum. Balustrade openings to be 100mm

This drawing to be read in conjunction with Structural Eng's Drawings



PSAT 57192376

SACAP no.:

PROJECT DESCRIPTION: PROPOSED ADDITIONS & ALTERTAIONS TO EXISTING DWELLING on ERF 1573 DURBAN NORTH for Mr & Mrs Zondo

27 BURLEIGH CRESCENT DRAWING TITLE SECTIONS

SITE PLAN, WINDOWS & DOORS SCHEDULE

ISSUED FOR CONSTRUCTION

SCALE:	\I	drawn: KS
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Stormwater calculations 2128.00m² Site Area Roof Schedule Walls Schedule 373.00m² Heat flow Roof Covering Covered Area Ceiling Roof Climatic Zone | Min CR Value | Function | Type Comments Actual Occupancy Group Roof Covering Thermal Climatic Zone Direction Ceiling Material R Value Assembly Assembly Driveway Area Insulation R value Dwelling: H4 Exterior | 150mm & 200mm Concrete block Flexible Polyster 6.4mm Gypsum 0.05 2.725 Down Roof Tiles